

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Logistic Hub (T5) to Residential use zone in Sy. Nos.55 to 69 and 88 of Fathepur (V), Shankerpally (M), Ranga Reddy District to an extent of Acs.41-34 ½ Gts and deletion of 45 Mtrs wide master plan and realignment of the said road along existing vagu connecting 18 Mtrs wide road and the approved draft layout – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 443,

Dated:28.10.2013.

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.01/LO/Plg/ZO/SKP/ HMDA / 2009, dated:19.3.2013
2. Government Memo No.6665/11/2013-1, MA&UD Department, dated 20.06.2013
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.01/LO/Plg/ZO/SKP/ HMDA / 2009, dated 01.10.2013.

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ORDER:

The draft variation to the land use envisaged in the notified Metropolitan Development Plan-2031 for Non-Municipal area issued in Government Memo 2nd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.433. Part-I, dated 26.06.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.8,68,789/- (Rupees eight lakhs sixty eight thousand seven hundred and eighty nine only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **31.10.2013**.
3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Metropolitan Development Plan-2031 for Non-Municipal area issued the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.433, Part-I, dated 26.06.2013 as required by sub-section (3) of the said section.

...2.

VARIATION

a) The site in Sy. Nos.55 to 69 and 88 of Fathepur (V), Shankerpally (M), Ranga Reddy District to an extent of Acs.41-34 ½ Gts which is presently earmarked for Logistic Hub (T5) in the envisaged in the notified Metropolitan Development Plan-2031 for Non-Municipal area is designated as Residential use zone; **b)** the proposed 45 Mtrs., wide road part in the notified MDP -2031 as shown as “A” to “B” in the extract connecting Chinna Shankerpally Village and passing through the Logistic Hub (T5) is deleted; and **c)** the deleted road is proposed to be realigned as (C to D & D to E) along the existing Teegala Vaagu and connecting the existing 18.3 Mtrs., wide road in the approved draft layout (E to F) of Shankerpally Village and Fathepur Village of Shankerpally Mandal, Ranga Reddy District, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant should comply with conditions mentioned in the Letter No.EE/HSL/HD/NOC/383/A/5Nos, dated 7.8.2008 issued by the Irrigation and CAD Department.
13. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH	:	Railway track.
SOUTH	:	Existing Musi Vaagu.
EAST	:	Existing Teegala Vaagu.
WEST	:	Existing 30 Mtrs wide BT roads proposed as 90 Mtrs., RRR in the MDP-2031.

**Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER